

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: June 17, 2021

SUBJECT: Planning & Zoning Commission meeting—June 22, 2021

The Planning and Zoning Commission will hold a meeting on June 22, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Jun 22, 2021 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/918320581>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 918-320-581

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/918320581>

Please note: No public comments will be taken during the General Meeting portion of the meeting.

It is expected that a recording of this meeting will be available through Channel 79 within a day or two after the meeting.

This meeting might be broadcast live on TV79.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 22, 2021

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Special Permit Application #4-B / Site Plan, Piedmont Associates, Inc., Piedmont Club, 152 Hecker Avenue. Proposal to install a 12' x 70' bocce court on the south side of the property and to replace existing landscaping in the buffer areas along the shared property lines to the south and east. The 1.36+/- acre subject property is located on the south side of Hecker Avenue, approximately 250 feet east of its intersection with Noroton Avenue, and is shown on Assessor's Map #42 as Lot #136, in the R-1/3 Zone.

Coastal Site Plan Review #358, Flood Damage Prevention Application #409, Land Filling & Regrading Application #506, Graham & Jennifer Foster, 10 Pratt Island. Proposal to raze the existing residence and construct a new single-family residence in generally the same location, construction of a new driveway and parking areas, pool, spa, and patio areas, and installation of stormwater management and to perform related site development activities within regulated areas. The 0.92+/- acre subject property is located on the east side of Pratt Island, approximately 1,150 feet south of the intersection of Nearwater Lane and Baywater Drive, and is shown on Assessor's Map #55 as Lot #123 in the R-1 Zone.

Coastal Site Plan Review #357, Flood Damage Prevention Application #408, Land Filling & Regrading Application #505, George & Kelly Whitridge, 29 Tokeneke Trail. Proposal to raze the existing residence, remove the existing tennis court, and construct a new single-family residence with a new driveway and parking areas, pool and terrace/patio areas, and installation of stormwater management and a new subsurface sewage disposal system, and to perform related site development activities within regulated areas. The 1.23+/- acre subject property is located on the west side of Tokeneke Trail, approximately 1,000 feet south of its intersection with Canoe Trail, and is shown on Assessor's Map #69 as Lot #40A in the R-1 Zone.

Coastal Site Plan Review #356, Land Filling & Regrading Application #504, James & Liane Hamilton, 40 Swifts Lane. Proposal to construct a new pool, spa, an associated patio area and stormwater management, and to perform related site development activities within a regulated area. The 2.17+/- acre subject property is located at the southern terminus of Swifts Lane, approximately 1,300 feet southeast of its intersection with Ring's End Road, and is shown on Assessor's Map #50 as Lot #8 in the R-1 Zone.

Land Filling & Regrading Application #503, Stanislaw & Elzbieta Makowski, 288 West Avenue. Proposal to construct a new driveway with associated retaining walls and stormwater management and to perform related site development activities, including removal of a portion of the existing retaining wall with frontage on West Avenue and filling and regrading of the property. The 0.17+/- acre subject property is on the north side of West Avenue, approximately 80 feet east of its intersection with Ridgeley Street, and is shown on Assessor's Map #22 as Lot #21 in the R-1/5 Zone.

GENERAL MEETING

Amendment of Special Permit #60-F(2)/Site Plan, Country Club of Darien, 300 Mansfield Avenue. Expansion of existing pool complex area.

Coastal Site Plan #285-A, Flood Damage Prevention #381, James & Janeen Eckert, 165 Long Neck Point Road. Re-approval and modifications to expired dock permit.

Deliberations and possible decisions on the following:

Proposed Amendments to Darien Zoning Regulations (COZR #5-2021) put forth by the Darien Planning & Zoning Commission. Proposal to amend Sections 504, 525, and 544 of the Darien Zoning Regulations to eliminate reference to required minimum square footage/floor area of residential dwelling units in the DBR, DMR, and 3.7AH zones.

Proposed Amendments to Darien Zoning Regulations (COZR #1-2021) put forth by Parklands Darien, LLC. Proposal to amend add a new Section 460 to the Darien Zoning Regulations and to amend Sections 796 and 904 of the Regulations to establish a new Designed Office Multi-Family Residential Overlay Zone that would be applied to the Designed Office (DO) Zone throughout the Town. The overlay zone would permit multi-family residential dwellings as a principal use requiring a Special Permit. Applications would be subject to Special Permit Review by the Commission. The existing parking standard for multi-family dwellings would be reduced.

Deliberations only on the following:

Proposed Amendments to Darien Zoning Regulations (COZR #3-2021) put forth by the Darien Planning & Zoning Commission. Proposal to amend Sections 456, 512, 514, 515, 528, 532, 547 and 577 of the Darien Zoning Regulations to eliminate wording regarding specific parking standards, and instead refer to the parking standards for multi-family housing established in Section 904 of the Regulations; Proposal to amend Section 904 of the Darien Zoning Regulations to reduce the amount of required parking for multi-family housing.

Proposed Amendments to Darien Zoning Regulations (COZR #4-2021) put forth by the Darien Planning & Zoning Commission. Proposal to amend Sections 583, 588, and 589 of the Darien Zoning Regulations to clarify that the inclusionary zoning standards pertain to both multi-family and single-family uses, and that the standards would be triggered via four or more units or building lots (for subdivisions); Proposal to increase the amount of deed-restricted, below market rate units required as part of an inclusionary project from 12% to 14%, and to modify Appendix 'E' of the Regulations accordingly; Proposal to change "affordable units" or "affordable housing units" to "below market rate units".

Chairman's Report

Approval of Minutes

April 27, 2021, May 4, 2021, May 11, 2021, May 18, 2021, June 1, 2021, June 15, 2021

Any Other Business (requires two-thirds vote of Commission)

NOTE: Next upcoming Meetings—July 13, 2021 & July 20, 2021

ADJOURN.